

**TRANSFER
TAX
PAID**

WARRANTY DEED

Received Kennebec SS.
08/31/2009 8:18AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

56-71

Richard C. Burns and Jan M. Burns of Oakland, State of Maine for consideration paid, grant to Keith R. Morin of Waterville, State of Maine with **WARRANTY COVENANTS** the land in **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate on Roosevelt Avenue in **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Lot No. 78 on a Plan and profile of Roosevelt Avenue from Hillcrest Extension to North Street made by E. B. Coffin, City Engineer, and recorded at Kennebec County Registry of Deeds in Plan Book 1, Pages 26 and 27.

Also a strip of land having a frontage of fifteen (15) feet wide and adjoining said Lot No. 78 to the east, said strip being bounded and described as follows, to wit:

Starting at the northeast corner of said Lot No. 78 it being also the northwest corner of Lot No. 77 as shown on said referred to plan; thence to the east along the northerly line of said Lot No. 77 a distance of fifteen (15) feet; thence at right angles to the south a distance of one hundred (100) feet to the southerly line of said Lot No. 77; thence to the west along the southerly line of Lot No. 77 a distance of fifteen (15) feet to the southwest corner of said Lot No. 77; thence to the north along the westerly line of said Lot No. 77 a distance of one hundred (100) feet to the point of beginning.

Also another certain lot or parcel of land, situate on Roosevelt Avenue in said Waterville, County of Kennebec and State of Maine, being more particularly described as follows, to wit:

~~Starting at a point in the northerly line of Lot No. 77 which~~ point is fifteen (15) feet easterly from the northeast corner of Lot No. 78, all as shown on a plan and profile of Roosevelt Avenue from Hillcrest Extension to North Street, made by E. B. Coffin, City Engineer, and recorded in the Kennebec Registry of Deeds in Plan Book 1, Pages 26 and 27; thence to the east along said northerly line of Lot No. 77 as shown on the aforesaid plan, a distance of twenty (20) feet to a point; thence to the south at right angles to the line last described a distance of one hundred (100) feet to the southerly line of said Lot No. 77 a distance of twenty (20) feet to a point; thence at right angles to the line last described a distance of one hundred (100) feet to the point of beginning.


This conveyance is subject to the following restrictions which are to run with the land, to wit: No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected on upon said premises. No part of any building shall be placed

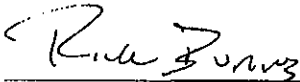
250K

nearer than thirty feet from the line of any street that said building faces, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than ten thousand (\$10,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.


Being the same premises conveyed by Mildred Wiseley to Richard C. Burns and Jan M. Burns by deed dated August 30, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7044, Page 304.

WITNESS our hands and seals on August 28, 2009.


WITNESS


Richard C. Burns

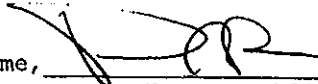

WITNESS


Jan M. Burns

August 28, 2009

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named **Richard C. Burns** and **Jan M. Burns** and acknowledged the foregoing instrument to be their free act and deed.

Before me, 
Notary Public

DAVID R. BUTLER
Notary Public - Maine
My Commission Expires
June 21 2014

